

Zeeland Charter Township
Planning Commission Meeting Minutes
May 13, 2025

The Planning Commission of Zeeland Charter Township met at 7 pm on May 13, 2025.

Members present: Karen Kreuze, Tim Miedema, Troy Nykamp, Don Steenwyk, Robert Brower, Steve Nelson, Randy Jarzembowski, Kerri Bosma

Absent: Dennis Russcher

Also present: Zoning Adm. Lori Castello, PCI and Twp. Manager Josh Eggleston

Chair Kreuze called the meeting to order.

A motion was made and supported to approve the April 8th meeting minutes. Motion carried.

Citizen comment for non-agenda items - None

New Business

1. PUBLIC HEARING - A request from Steve Sterken, owner's agent, to rezone the parcel known as 9501 Woodbridge St, also known as parcel number 70-17-30-100-080 from R-1 Rural Residential to R-2 PUD- Medium Density Residential Planned Unit Development. The parcel comprises approximately 13.41 acres and is legally described as: THAT PART OF THE S 2/3 OF THE SW 1/4 OF THE NW 1/4 LYING S OF HWY I-196. SEC 30 T5N R14W.

The applicant was represented by Jacob Melton, Hurley & Street. The applicant is proposing a development of 41 units, consisting of 29 single family homes and 6 duplex units. The intent is for them all to be owner occupied. The request for an R2-PUD allows for a reduced lot size, but more green space and amenities. The target demographic would be first time home buyers, young professionals, empty nesters. The Master Plan indicates his parcel is planned for medium density.

Motion made by Brower, supported by Steenwyk to open the public hearing.

There were around 30 residents present. A dozen or so residents spoke expressing their concern over the change from R-1 to R-2 PUD, the additional traffic and the density of the project.

Motion made by Jarzembowski, supported by Nelson to close the public hearing.

The Planning Commission worked through the requirements of the PUD as laid out in Chapter 12 of the Zoning Ordinance.

CHAPTER 12. PUD - PLANNED UNIT DEVELOPMENT DISTRICT

Section 12.05. Residential PUD (RPUD) Standards

B. "Dimensional Standards: To encourage flexibility and creativity consistent with the intent of the RPUD, the Township Board, after recommendation from the Planning Commission, shall determine appropriate Lot dimensions and Building Heights and Setbacks, subject to the following: 1. The overall Lot dimensions and Setbacks shall not be less than fifty percent (50%) of the Zoning District that the use(s) would be placed in without a PUD. Zero-Lot Line may be permitted on one (1) Side Lot Line provided that the

remaining side Yard equals at least a total width of two (2) Required Side Yards in the district the use would be placed in without a PUD.

Findings: The underlying zoning for this parcel, should it be approved, would be R-2 Residential. Lot dimensions in the R-1 and R-2 zoning districts and their reduced regulation are as follows:

3. Open Space areas must adhere to the standards of Section 12.08.”

Findings: This section will be reviewed next.

SECTION 12.08 OPEN SPACE REQUIREMENTS FOR ALL PUDS

“All PUDs, in addition to the above requirements for specific types, shall meet the following requirements for Open Space.

A. Designated Open Space shall be set aside through an irrevocable conveyance, approved by the Township Attorney, such as a recorded Deed Restriction, covenants that run perpetually with the land, a Conservation Easement, land trusts. The Dedicated Open Space shall forever remain Open Space, subject only to uses on the approved site plan. Further use of Open Space for other than recreation or conservation purposes, except for Easements for utilities, shall be strictly prohibited. Any change in use of the Open Space from what is shown on the approved site plan shall require Township Board approval, and shall not diminish compliance with the requirements of this Chapter. “

Findings: This requirement shall be reviewed after the conceptual review is complete.

B. Nothing herein shall prevent the conveyance of Open Space to a public agency or other non-profit entity for recreational or conservation use.

Findings: This requirement shall be reviewed after the conceptual review is complete.

C. The designated Open Space shall be of functional value as it relates to opportunities for wildlife habitat, woodland preservation, agricultural use, recreation, visual impact, and access.

Findings: The open space is proposed to include opportunities for passive and active recreation as well as aesthetic visual impact.

The Open Space and access to it shall be permanently marked and designed so individuals in the development are not forced to trespass to reach recreational or Common Open Spaces.

Findings: No specific markings are indicated on the plan, however the common open and recreational spaces are developed according to this standard. An easement between units 12 and 13 to continue the walking path and a crosswalk to connect it as a loop are recommended to provide continuity and avoid potential trespass by the easterly units looking for a more direct access to the recreational field.

D. The following land areas shall not be included as Dedicated Open Space for the purposes of meeting minimum Open Space requirements:

1. Area proposed as Single-Family residential or site condominium Lots.
2. Residential Yards or required Setback areas for any use.
3. The area of any Street Right-of-Way or Private Road Easement.
4. Surface water in detention or retention basins in non-residential developments (unless designed to have the appearance of a natural Wetland, in which case they may be counted for up to fifty percent [50%] of the required Open Space).
5. Golf courses.
6. Parking and loading areas, except those exclusively associated with a recreation facility or Common Open Space area.
7. Any other undeveloped areas not meeting the intent and standards for Open Space stated in this Section, as determined by the Township Board.

Findings: Standard is met.

E. On-site Common Open Space shall be planned in locations visible and accessible to all in the development. The Planning Commission shall determine if the proposed Open Space is usable and functional. The Common Open Space may either be centrally located, located to preserve Natural Features, located to buffer adjacent uses, or located to connect Open Spaces throughout the development, provided the following areas shall be included within the Open Space area:

1. Any significant Natural Features.
2. At least one-third (1/3) of the required Common Open Space shall be Usable Open Space for the residents of the development.
3. Open Space, except for where trails and bike paths are located, shall have minimum dimension of one hundred (100)
4. *Where an Open Space preservation development abuts a lake or river, at least fifty percent (50%) of the shoreline, as well as reasonable access to it, shall be a part of the Common Open Space land.*
5. *A minimum fifty (50) foot wide undisturbed Open Space Setback shall be maintained from the edge of any stream or Wetland; provided that the Township Board may permit trails, boardwalks, observation platforms, or other similar Structures that enhance passive enjoyment of the site's natural amenities within the Setback.*
6. *Where adjacent land includes Open Space, public land or existing or planned bike paths, Open Space connections shall be provided between the site and adjacent Open Space, public land or existing or planned bike paths. Trails between adjoining Open Space Development, public land or existing or planned bike paths shall be constructed to allow future interconnection between developments.*

Findings: Standard is generally met.

F. Allowable use(s) of the Dedicated Open Space shall be indicated in the Conservation Easement or other legal instrument and shall prohibit the following: 1. Dumping or storing of any material or refuse.

2. Activity that may cause risk of soil loss.

3. Cutting or removal of live plant material in natural areas, except for removal of dying or diseased vegetation.
4. Use of motorized off road vehicles.
5. Cutting, Filling or removal of vegetation from Wetland areas.
6. Use of pesticides, herbicides, or fertilizers either within or adjacent to (within one hundred [100] feet of) water bodies and Wetlands, unless required by the Michigan Department of Environmental Quality to manage Nuisance species.
7. Inclusion of a requirement that the Dedicated Open Space shall be maintained by parties who have an ownership interest in the Open Space.

Findings: The conservation easement will be a requirement prior to next steps; it is not required for a conceptual review.

G. Requirements for maintenance of the Open Space shall be provided. In the event that the Open Space is not adequately maintained, or is determined by the Township Zoning Administrator to be a public Nuisance, the costs for maintenance shall be assessed upon the owners of the Open Space.

Findings: The requirements of this section must be included within the Master Deed draft.

Motion made by Steenwyk, supported by Miedema to recommend approval of rezoning from R-1 to R-2 PUD with the presented plan. Recommendation to Board of Trustees to consider if Township can require all units be owner occupied, duplexes one-side owner occupied.

Motion carried with a roll call vote Yes – 6, No - 2. Jarzembowski – Yes, Nelson – Yes, Steenwyk – Yes, Brower – No, Kreuze – Yes, Miedema – Yes, Nykamp – Yes, Bosma – No.

2. PUBLIC HEARING - A request from Alex Lanning for Xylem, Inc. to expand a fabrication business to include outdoor storage and operations at 8141 Logistics Drive, also known as parcel number 70-17-400-048 per Section 10.03 of the Zeeland Charter Township Zoning Ordinance.

Applicant is looking to store sand filter cylinders outside in a fenced area.

Lori stated that there were some different communications at first about if the outdoor area was strictly for storage or work would be performed out there. If it's strictly for storage a SUP is not needed, it's permitted by right. We only require a site plan review.

Motion made by Nelson, supported by Bosma to open public hearing.

No public comment

Motion made by Nelson, supported by Jarzembowski to close public hearing.

The Planning Commission worked through the requirements of the site plan review as laid out in Section 10.03 of the Zoning Ordinance.

The Commissioners discussed what the height and material of the fence would be and ensured there was adequate room between the building and the cylinders for fire rescue personnel.

Motion made by Miedema, supported by Bosma to approve the site plan with the following conditions:

- Fence is chain link with privacy insert
- Fence not to exceed 10 feet in height
- Aisleway between building and storage to ensure access to building for Fire Rescue.
- If cylinders are stacked, they must be one foot below the top of the fence.
- Zoning Administrator to ensure parking reduction still meets zoning requirements for required on-site parking.

Motion carried. All ayes.

Communications – Twp. Manager

- Documents on Demand tutorial
- Redevelopment Ready Communities Community Snapshot
- Housing TIF's

Board of Trustees Update – Kerri Bosma

- Look for information coming on Planning Commission continuing education.

Citizen Comment

- Residents Phil & Diane DeVries re-iterated their concerns about the rezoning from R-1 to R-2 PUD.

Motion to adjourn at 9:45 pm

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary